

**PB# 84-21**

**James Nolan**

**52-1-34**

• Nolan, James E. JR SUBV. 84-21  
• Bill Road

Approved 6/13/84  
 filed with Town Clerk 6/21/84

TOWN OF NEW WINDSOR		General Receipt		5761
555 Union Avenue New Windsor, N. Y. 12550		May 23		19 84
Received of	James Nolan Jr. (Elias Greves)		\$ 25 <sup>00</sup> / <sub>100</sub>	
		Twenty Five and <sup>00</sup> / <sub>100</sub>		DOLLARS
For	Subdivision Application Fee 84-21			
DISTRIBUTION				
FUND	CODE	AMOUNT		
Cheek \$25.00				
# 237				
(60.00. 84-21)				
		By	Pauline G. Townsend EC. Town Clerk	

TOWN OF NEW WINDSOR		General Receipt		5807
555 Union Avenue New Windsor, N. Y. 12550		June 14		19 84
Received of	Elias D. Greves (James Nolan Jr.)		\$ 75 <sup>00</sup> / <sub>100</sub>	
		Seventy Five and <sup>00</sup> / <sub>100</sub>		DOLLARS
For	Subdivision Bal. - Fee 84-21			
DISTRIBUTION				
FUND	CODE	AMOUNT		
Cheek \$75.00				
# 276				
		By	Pauline G. Townsend EC. Town Clerk	
		Title		

6-13-84 - re subdivided lot # 8

ELIAS D. GREVAS, L.S.  
45 QUASSAICK AVE.  
NEW WINDSOR, NY 12550

PAY TO THE ORDER OF Town of New Windsor 13 June 1984 277

Five Hundred And NO 50-177 11  
100 219

CTC The Columbus Trust Company  
NEWBURGH, N. Y. 12550

MEMO Adm Rec Fee \$ 500. 00  
DOLLARS

⑆02⑆90⑆777⑆ ⑆⑆0⑆ 58095⑆ 0277

*[Signature]*

*[Signature]*

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 5/8/84  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval 6/13/84  
Fees Paid 2500 75 8500  
app. fee 84-21

APPLICATION FOR SUBDIVISION APPROVAL

Date: 9 May 1984

1. Name of subdivision James E. Nolan, Jr.-Minor Subdivision
2. Name of applicant James E. Nolan, Jr. Phone (914)  
Address P.O. Box 301 Cornwall-on-Hudson N.Y. 12502  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Ted Buhl Phone (914) 534-8770  
Address 1 Cornwall Ave. Cornwall-on-Hudson N.Y. 12520  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas L.S. Phone (914) 562-8667  
Address 45 Quassaick Ave. New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of Private Road  
(Street)  
900± feet East of Bull Road  
(direction)
7. Total Acreage 7.37± Zone R-1 Number of Lots 3
8. Tax map designation: Section P/O 52 Lot(s) Block 1, Lot 34
9. Has this property, or any portion of the property, previously been subdivided Yes.  
If yes, when Dec. 1983; by whom Ted Buhl
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_

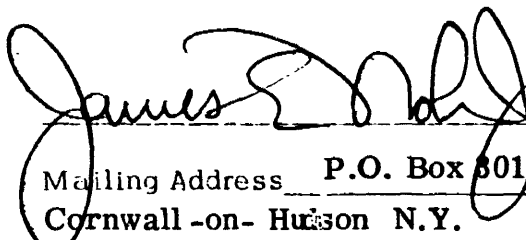
List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK     )  
COUNTY OF ORANGE     : SS.:

I, James E. Nolan, Jr., hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

  
Mailing Address P.O. Box 801  
Cornwall-on-Hudson N.Y. 12520

SWORN to before me this

21<sup>st</sup> day of March, 1984

Ruth J. Eaton  
NOTARY PUBLIC

**RUTH J. EATON**  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1986  
Reg. No. 4673512

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924

84-21

MARION S. MURPHY

County Clerk

Tel. (914) 294-5151

Date June 28, 1984

Chairman of Planning Board

Town of NEW WINDSOR

Dear MR. SCHEIBLE:

In compliance with the Town Planning Law, this is to notify  
you that the Plan of Subdivision for NOLAN JAMES E. JR.

, Town of NEW WINDSOR

dated May 9, 1984 and approved by you on June 13, 1984

was filed in our office on June 14, 1984 as Map number 6605.

With kindest regards, I am

Very truly yours,

Marion S. Murphy  
County Clerk

By: John L. Clement  
Acting Deputy County Clerk



# County of Orange

COUNTY CLERK'S OFFICE

*Planning Bd  
received 11/13/84 ph*

Orange County Government  
Center



Goshen, New York 10924

Tel. (914) 294-5151

MARION S. MURPHY  
County Clerk

ALBERT P. PACIONE, SR.  
Deputy County Clerk

Date: November 8, 1984

CHAIRMAN OF PLANNING BOARD

[ ] City  
[X] Town of New Windsor  
[ ] Village

Dear Mr. Henry J. Reynolds :

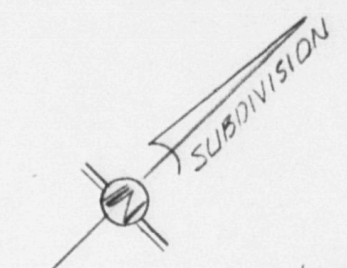
In compliance with the Town Planning Law, this is to notify you  
that the Plan of Subdivision for James E. Nolan, Jr.  
[ ] City  
of [X] Town of New Windsor dated 07/06/84  
[ ] Village  
and approved by Henry F. Scheible on 09/12/84  
and filed in our office on 10/11/84 as Map number 6752.

With Kindest regards, I am

MARION S. MURPHY  
County Clerk

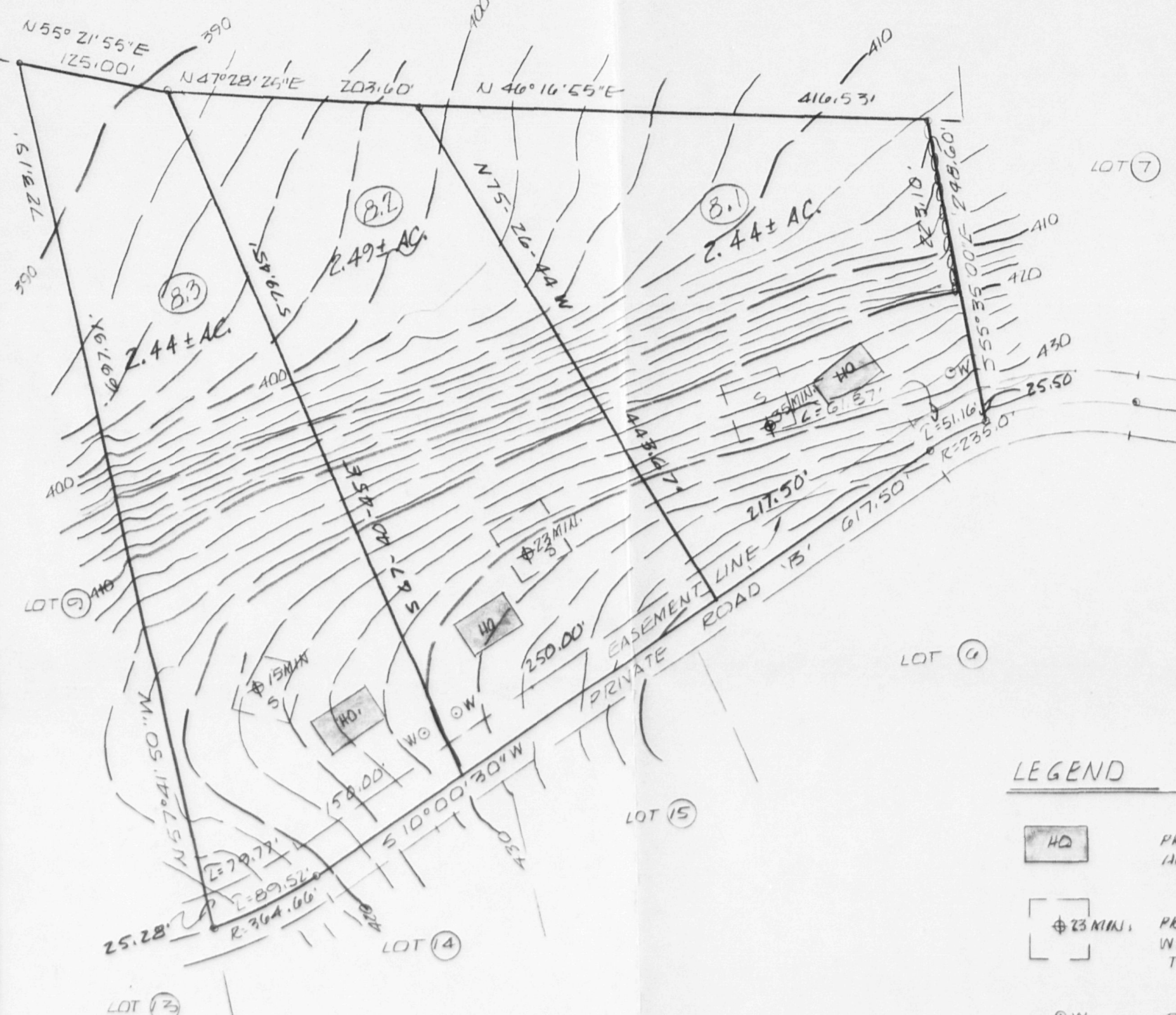
By: John L. Clement  
Acting Deputy County Clerk



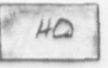




N/F ROSENSTEIN

N/F JONES



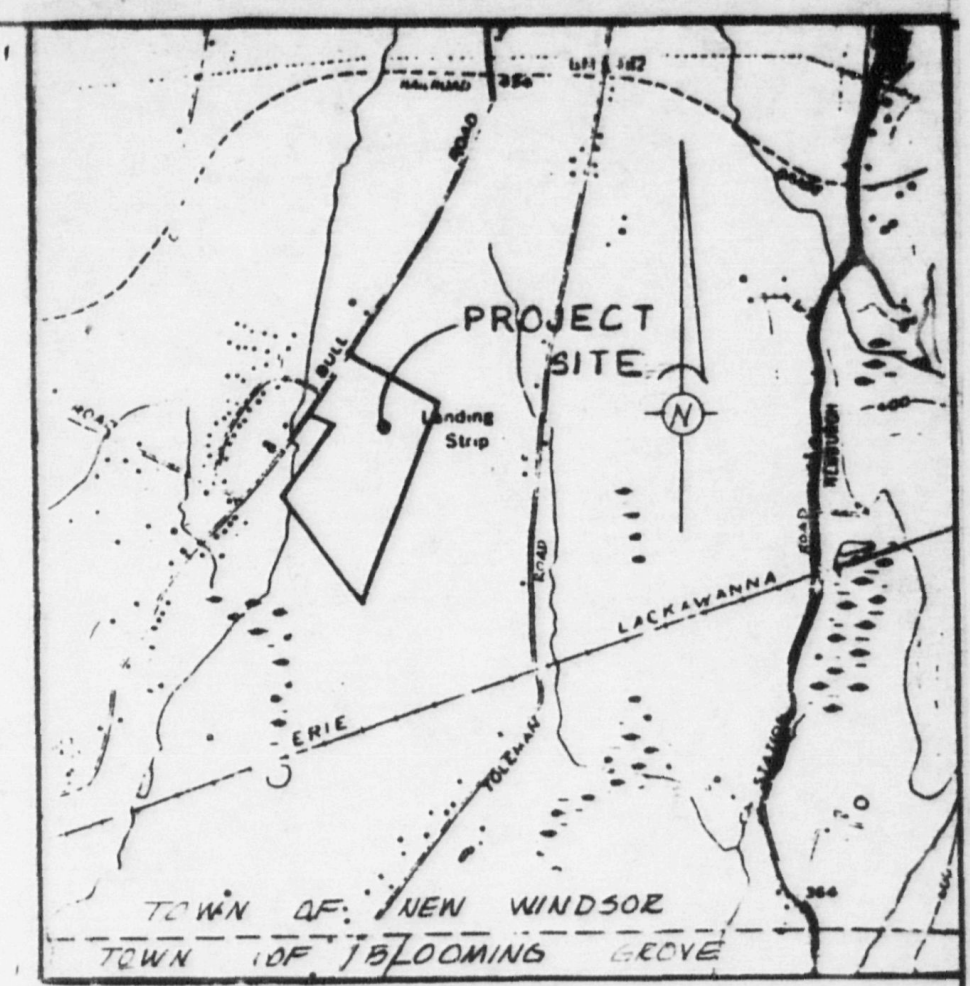
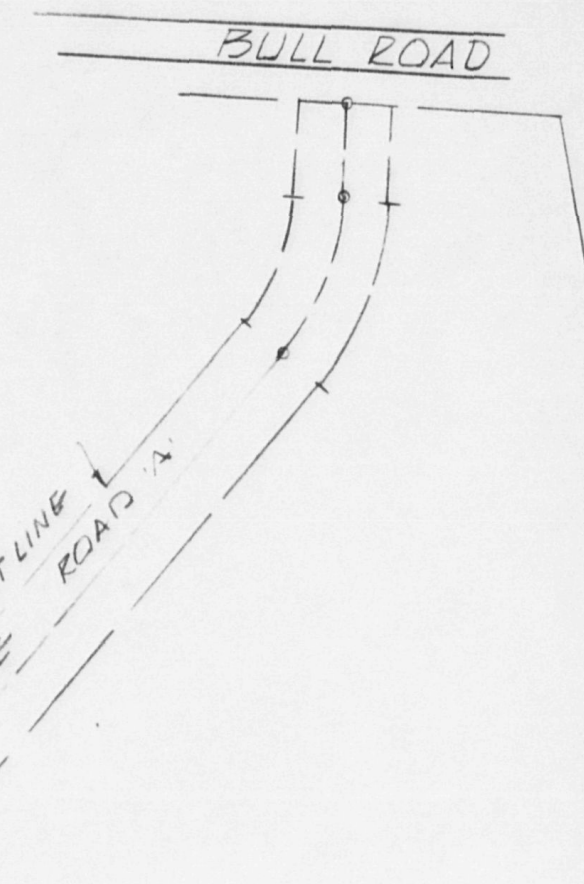
LEGEND

-  PROPOSED (POSSIBLE) HOUSE LOCATION
-  PROPOSED SAN. SYSTEM WITH PERCOLATION TEST LOG. & RATE \*
-  PROPOSED WELL

\*PERCOLATION TESTS CONDUCTED  
18 & 21 MAY 1984.



PREPARED PURSUANT TO SECTION  
720-B(1) OF THE N.Y.S. EDUCATION LAW.



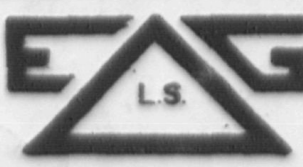
PROJECT LOCATION MAP  
SCALE: 1" = 2000' ±

NOTES

1. Being a re-subdivision of Lot 8, on a map entitled 'Subdivision for Ted Buhl-Bull Road, Subdivision Plan', said map having been filed in the Orange County Clerk's Office as Map No. 6456.
2. This subdivision conforms to the Preliminary Plan approved by the Town of New Windsor Planning Board on 14 December 1983.
3. Boundary & Topographic data is from the above-referenced Filed Map No. 6456.
4. Property Area: 7.37 ± Acres
5. Property Zone: R-1
6. Total No. of Lots: 3
7. Subdivider: James E. Nolan, Jr., P.O. Box 361, Cornwall-on-Hudson, N.Y. 12520
8. Buyers of Lots 8.1, 8.2 & 8.3 shall own and maintain the Private Roads shown hereon by means of a Maintenance Agreement made a part of each deed of sale for the lots. Such Maintenance Agreement shall be filed in the Orange County Clerk's Office.
9. If, at any time, all of the lot owners wish to petition the Town of New Windsor to accept the road-ways shown, the roadways must be improved to the Town's Standards for Rural Roads in effect at the time of the petition.
10. All lot areas shown are exclusive of the rights-of-way for roadways.
11. The roadway is to be constructed to serve any lot for which a Building Permit is requested prior to the issuance of said Permit. The Town Engineer shall determine if the roadway is constructed in accordance with approved plans, prior to the issuance of such Building Permit.
12. No parking is to be permitted on the westerly side of Road A or the northerly side of Road B. The developer shall place signs to that effect along the roads.

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD

UNAUTHORIZED ADDITION OR ALTERATION  
TO THIS PLAN IS A VIOLATION OF SECTION  
720(9) (2) OF THE N.Y.S. EDUCATION LAW.

			ELIAS D. GREVAS, L.S. LAND SURVEYOR 45 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: <b>JAMES E. NOLAN, JR.</b> TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Revision	Date	Description	Drawn	Checked	<b>MINOR SUBDIVISION</b>	
1	23 MAY 84	ADDED METERS & BOUNDS; HOUSE				
		WELL & SAN. SYSTEM LOCATIONS				
			Date: 9 May 1984			
			Job No: 84-089			